

January 14, 2016

Mr. Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:20 p.m.

**Members Present:** Mr. Mazza, Ms. McBride, Mr. Walchuk, Mr. Nace, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick

**Members Absent:** Mrs. Corcoran, Mr. Kastrud, Mr. Ryland, Mr. Gibbons

**Others Present:** Atty. Mark Anderson, Robert Clerico, Dylan Sujet

Mr. Ford announced that the OPMA Notice from the foregoing Reorganization Statement apply to the workshop meeting.

**Approval of Minutes:** Mr. Kirkpatrick made a motion to approve the minutes of the December 10, 2015 meeting. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mr. Nace, Mr. Mazza, Mr. Eschbach, Mr. Ford

Abstain: Ms. McBride, Mr. Walchuk

**Issues of Completeness:**

**1. Sujet: Block 19, Lots 6 & 6.01, 115 Driftway East: Minor Subdivision/Lot Line Adjustment:** Mr. Ford announced the Agenda Order would be changed to address the Sujet Completeness issue first. Mr. Clerico noted the two outstanding issues: Proof that taxes are current and that the required number of Plans have been provided. Mr. Sujet submitted the Plans tonight and will contact the Tax Collector for tax information. Mr. Kirkpatrick said that for the purpose of moving forward, he would make a motion to deem the application complete. The motion included granting waivers recommended by Mr. Clerico in his letter dated December 23, 2015. Mr. Eschbach seconded the motion. Mr. Sujet was told that Public Notice of the Hearing is required because the property does not have frontage on a public road.

Vote: Ayes: Mr. Kirkpatrick, Mr. Eschbach, Mr. Mazza, Ms. McBride, Mr. Walchuk, Mr. Nace, Mr. Ford

**2. Celldex Therapeutics, Inc.: Block 13, Lot 6, 53 Frontage Road: Minor Site Plan (Sign):** Mr. Kirkpatrick made a motion to deem the application incomplete. Mr. Walchuk seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

**3. Molnar: Block 12, Lot 13.01, 92 Route 173 West: Site Plan/Bulk Variance:** Mr. Kirkpatrick made a motion to deem the application incomplete. Mr. Walchuk seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

**Correspondence:** Mr. Kirkpatrick mentioned the proposed Archery Center at the Clinton Wildlife Management Area on Van Syckles Road, portion of Block 7, Lot 3.

**Comments from the Public/Other Discussion:** Mayor Mazza mentioned that he and Mr. Clerico had met with County Representatives regarding the intersection at Perryville Road and Route 625. Mr. Clerico provided details of proposed signage. He also said an advanced warning sign has been installed. Striping will be done this Spring. Mr. Mazza also mentioned a potential parking area for persons who utilize open space area at the Milligan Farm. There may be restrictions because of Green Acres Funding.

**Motion to Adjourn:** Mr. Kirkpatrick made a motion to adjourn. Mr. Walchuk seconded the motion. (7:45 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary